

***Village of Barrington
Plan Commission
Minutes Summary***

Date: May 24, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Bush, Chairperson
Ruth Schlossberg, Vice Chairperson
Harry Burroughs, Commissioner
Richard Ehrle, Commissioner
John Patsey, Commissioner
Daniel Hogan, Commissioner
Ed McCauley, Commissioner

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

Call to Order

Ms. Bush called the meeting to order at 7:05 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Ruth Schlossberg, Vice Chair, present; Harry Burroughs, present; Richard Ehrle, present; John Patsey, present; Daniel Hogan, present; Ed McCauley, present.

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the agenda.

Chairperson's Remarks

Ms. Bush announced the order of proceedings and rules for public hearings.

Old Business

None

Mr. McCauley came in at 7:12 p.m.

New Business

PC 05-04: Barrington Park District, 511 Lake Zurich Road (Planned Development Amendment)

Petitioner: Teresa Jennings, Executive Director

Ms. Bush swore in all who would be speaking on the petition.

Susan Jantorni, attorney

Ms. Jantorni, attorney for the petitioners, informed the commission who will be providing information on the petition.

Terri Jennings, Executive Director for the Barrington Park District

Ms. Jennings stated that the Barrington Park District retained Williams Architects to oversee the project. Ms. Jennings informed the commission that surveys were mailed out to village residents to comment on the proposal and meetings with adjacent property owners were conducted as well, which provided an opportunity to provide information as well as receive input on the proposal. The park district has met with the Lake County Forest Preserve in hopes of connecting the bike path as well as maintaining the pond. Ms. Jennings, who is on the board of directors for the Northern Illinois Special Recreation Association, has received information on the possibility of creating a tree house which would be handicap accessible. This tree house will be funded through the NISRA foundation and through generous donations from local businesses. A memorial plaque will be displayed in remembrance of the Jewel Tea Building.

Tom Lalonde, Architect

Mr. Lalonde, project manager, presented the architecture of the project. The Barrington Park District is seeking the issuance of a special use permit for Phase Two of a Planned Development to permit the establishment and maintenance of a public park and other passive recreation uses and/or resources to serve the needs of the citizens. The plans include but are not limited to multi-purpose playing fields, a connection to Cuba Marsh, tennis and basketball courts, parking lots, pedestrian/bicycle paths, a playground, an outdoor performance area, picnic shelters with amenities (storage, toilets, etc.) a concession stand, a pavilion, toilets, maintenance/warming shelter; vehicular and pedestrian roads and access areas, gazebo and an outdoor ice rink. Mr. Lalonde provided a plan for the proposed universally accessible tree house.

Ms. Schlossberg asked if a road is proposed near the children's playground.

Mr. Lalonde referred to the drawing to show where the road will be.

Ms. Bush asked what types of materials are proposed for the entrance path into the tree house.

Mr. Lalonde replied the entrance will be a paved surface.

Mr. Ehrle asked what type of activities will be available in the park.

Mr. Lalonde replied that the park will include basketball and tennis courts, playing fields, paths for walking and cross-country skiing, as well as hosting summer camps.

Mr. McCauley asked why the stage is located near the parking lot and the railroad tracks.

Mr. Lalonde responded that it could be moved to a more remote area; however, the primary reason is that the location is near a natural sloping topography so that the audience will have an excellent view of the stage.

Mr. Burroughs asked if the area near the catch basin will be open.

Mr. Lalonde replied that the area will be cleaned up per the request of the village forester.

Mr. Burroughs asked if a fence is proposed along the railroad tracks.

Mr. Lalonde replied a six-foot fence as well as additional plantings will be installed.

Mr. Lalonde presented plans for the buildings and informed the Planning Commission that they have met with the Architectural Review Commission and will meet with them again shortly. The exterior materials of the three buildings will include natural stone and metal roofing material. The pavilion will include a concession stand and washroom facilities. The HVAC units will be enclosed at the warming shelter. The shelters will be open air and consist of similar materials as the pavilion.

Mr. Ehrle asked how big of an audience could the amphitheater hold.

Mr. Lalonde replied fifty (50) to seventy-five (75) people comfortably.

Don Matthews, Gewalt Hamilton

Mr. Matthews described some of the improvements proposed for the site. No improvements are proposed for the wetlands areas. The existing roads will be altered and widened to allow greater access, and designed to protect the wetlands. The deceleration lane along Route 14 will be increased and another access point will be provided into and out of the park. The reconfiguring of Lake Zurich Road will allow more efficient use of the property and will also maintain a safer pedestrian and user environment as a vast majority of the walking paths and other activity centers will be located entirely east of the relocated Lake Zurich Road. The current configuration of the road yields an awkward layout for the park and would require pedestrian crossings. In order to complete the reconfiguration of the Lake Zurich Road, the Village of Barrington will be required to vacate the current right-of-way and the Park District will dedicate a new sixty-six (66) foot (standard) right-of-way. There are approximately one-thousand (1,000) mature trees on the site. Great efforts will be taken to save as many mature trees as possible. A vegetative swale is proposed along the Cuba Marsh to collect pollutants. Plantings will be installed along the meandering stream near the marsh and the wetlands. The water which would have been collected in the wetlands will be intercepted and transferred into the pond. The storm sewers will be rerouted and the sanitary sewer will be connected to the existing sanitary sewer. There are a total of 267 parking spaces proposed for the site and room for additional parking if needed.

Dan Brinkman, Gewalt Hamilton

Mr. Brinkman detailed the proposed traffic plans. Traffic studies were conducted in the morning and in the evenings on various intersections including the Peppers site and the Northwest Highway/Lake Zurich intersection. A resident meeting was held to discuss traffic congestion along the proposed park. The traffic studies suggested there will be no negative impacts to the single-family residences adjacent to the property.

Mr. Ehrle asked for the width of Lake Zurich Road currently and what will the dimensions be after renovations.

Mr. Brinkman responded that the existing road is twenty-four (24) feet. The proposed road will be twenty-seven (27) feet.

Mr. Burroughs asked if curbs will be installed.

Mr. Brinkman responded yes.

Mr. Ehrle asked if there will be any queuing when making a left hand turn onto Lake Zurich Road.

Mr. Brinkman replied there will be a left hand turn land developed onto Lake Zurich Road.

Ms. Bush asked if curb and gutter are proposed on the access road into Peppers.

Mr. Brinkman replied yes.

Mr. Patsey asked if there will be any traffic calming on the site.

Mr. Brinkman replied there would be two small ramps in the park.

Ms. Schlossberg asked what will happen to Elm Road with the cut-through traffic.

Mr. Brinkman read the traffic counts from the traffic study report.

Ms. Schlossberg asked if the traffic counts will be higher at Elm Road with the addition of the proposed park.

Mr. Brinkman read the existing and the estimated number of cut through counts.

Ms. Schlossberg asked if there was any significant traffic from Providence subdivision.

Mr. Brinkman replied not a significant amount of traffic.

David McCallum, landscape consultant.

Mr. McCallum described the landscaping for the site. Native plantings will be installed, the existing mature trees will be maintained, and approximately 180 shade trees will be installed. Native grassing such as prairie grass or wetland grass will be planted. These grasses will be strategically placed to provide seclusion for picnickers.

Craig McCammack, environmental consultant

Mr. McCammack informed the commission that the Barrington Park District has voluntarily met with the Illinois Environmental Protection Agency for remediation of the site. Sediments from the pond were collected and the results indicate minute indications of PNA, a petroleum compound, which could have occurred through run-off. The chemicals were only found in the pond, which will not be accessible to residents and therefore pose no threat to the community.

Ms. Bush asked for the staff report.

Mr. O'Brien read the staff report. The petitioners are seeking the issuance of a Special Use Permit for Phase Two of a Planned Development to permit the establishment and maintenance of a public park and other passive recreation uses and/or resources to serve the needs of the citizens. The proposal will amend Ordinance Number 03-3078. The plans include but are not limited to multi-purpose playing fields, a connection to Cuba Marsh, tennis and basketball courts, parking lots, pedestrian/bicycle paths, a universally accessible tree house, a playground, an outdoor performance area, picnic shelters with amenities (storage, toilets, etc.), a concession stand, a pavilion, toilets, maintenance/storage/warming shelter, vehicular and pedestrian roads and access areas, gazebo, an outdoor ice rink, and a reconfiguration of Lake Zurich Road. The use of the property as a public park is compatible with surrounding zoning districts. The passive recreation and open space uses will be beneficial with the primarily residential surrounding neighborhood. An amendment to the existing Planned Development (Ordinance #03-3078) must be approved for the construction of a public park.

Staff recommends the Plan Commission forward a recommendation for approval of PC 05-04 for Phase Two of a planned development, which will amend Ordinance #03-3078 allowing the construction and establishment of a new public park on the property to the Village Board of Trustees subject to the following conditions:

1. The Village of Barrington will permit the Barrington Park District to vacate and rededicate the Lake Zurich Road right-of-way from its intersection with Northwest Highway (US Route 14) to the EJ&E Railroad right-of-way in order to promote a more efficient use of the property with the following conditions:
 - a. The Park District shall agree to provide the Village a sixty-six (66) foot wide roadway easement that is located in approximately the southwestern portion of the park to the southern property line (adjacent to the Barrington Library Property District).
 - b. The terms, conditions and an approximate legal description shall be agreed upon by both parties in an Intergovernmental Agreement between the Barrington Park District and the Village of Barrington.
 - c. The Village of Barrington anticipates that the Illinois Department of Transportation (IDOT) will restrict the turning movements at the proposed Lake Zurich Road/US Route 14 intersection in conjunction with the possible future extension of Lake Zurich Road to the traffic signal at US Route 14 and Berry Road. The Park District shall agree not to

- object to any of IDOT's conditions regarding the aforesaid reconfiguration.
2. Tree preservation and landscaping shall be subject to the memorandum from Village Forester, Mike Szymanski, dated May 6, 2005.
 3. The proposed lighting will be discussed at the June 7, 2005 meeting

Mr. O'Brien announced that John Heinz, Public Works Director for the Village of Barrington will provide information on the easement request.

John Heinz, Public Works Director

Mr. Heinz informed the board that the easement will allow for a possible future extension of Lake Zurich Road south to the Library property. This extension would allow for an eventual connection to the traffic signal at Berry Road and Northwest Highway (Route 14). At that time, the Village of Barrington anticipates conducting traffic studies to address future traffic volumes on Lake Zurich Road.

Ms. Bush asked where the stub road would connect with the park district property.

Mr. Heinz referred to the drawing for reference.

Mr. Burroughs asked if the traffic light near the library would be removed with the reconfiguration of Lake Zurich Road.

Mr. Heinz responded no, the traffic light would remain.

Ms. Bush asked Mr. Heinz what staff is looking to get approved.

Mr. Heinz replied that staff is looking for approval of the sixty-six foot easement for the road configuration.

Ms. Bush asked if Elm Road could be closed during special events.

Mr. O'Brien responded that this matter has not been discussed with the police and fire departments and staff will discuss this option with them.

Mr. McCauley asked when a decision will be made on the Park District's path connection to Cuba Marsh.

Mr. O'Brien stated that a letter has been sent to the Lake County Forest Preserve.

Mr. Burroughs asked staff why they support the narrowing of Lake Zurich Road.

Mr. O'Brien responded that the narrowing of the road would provide a calming to traffic as well as aiding in the construction of the sidewalk.

Ms. Susan Jantorni responded that they have not received a decision from the Lake County Forest Preserve when the path connection will be made. Ms. Jantorni commented that with regards with the easement, they have been in discussions with the village regarding the construction of the extension and will continue to have ongoing discussions. The Park District will have their engineers meet with staff regarding the reconfiguration of Lake Zurich Road and they have no arguments with the removal of the speed bumps from the proposal. The sidewalk proposal will be brought back to the park district board for discussion and approval.

Ms. Schlossberg expressed her concerns with the location of the playground and the bicycle path to the parking lot.

Mr. Lalonde responded that there is a thirty to forty foot distance between the playground and parking lot and a ten to twenty foot distance between the bicycle paths to the parking lot. He suggested maybe providing additional screening or even moving the playground away from the parking lot.

Mr. Hogan asked what the hours of operation will be for the park and how the parking lot will be restricted during closing hours.

Ms. Jennings responded that the park will be open from dawn to dusk except for the ice skating which may be open later. The park district will provide extra security for the park. Motion lights will be installed on the tree house and it will be locked up after hours.

Mr. Hogan asked if there will be any restrictions accessing the park from the road.

Ms. Jennings replied that gates will be installed to block access.

Mr. Hogan asked for verification that no decisions have been made regarding the easement proposal.

Ms. Jennings replied that nothing has been decided as of yet.

Mr. Burroughs asked what would be the special provisions for special events.

Ms. Jennings responded that there may be a misconception that there will be many special events at this site. This park is designed to be more of a passive park with folk singers and storytellers using the outdoor amphitheater.

Mr. Ehrle asked if staff will be on site during normal day-to-day operations.

Ms. Jennings replied that staff will be on site during programs and to patrol the area and extra security will be on site during any special events.

Ms. Hogan asked if the grade for open space allow for sporting events.

Ms. Jennings replied that the park district and staff's plan is to keep this space as passive. There may be a special event such as a soccer tournament; however, the number of events will be limited.

Eric Chernik, Jewel Park Homeowners Association

Mr. Chernik provided a power point presentation. The association stated that the subdivision is very happy with the overall proposal however, they do have concerns such as traffic congestion. The neighborhood is concerned that cars will use the subdivision as a shortcut and provided traffic figures for reference. Mr. Chernik noted that the subdivision would like to close Elm Road at its intersection with Lake Zurich Road.

Ms. Bush asked if the traffic calming on Lake Zurich Road would occur north or south of Elm Road.

Mr. O'Brien responded that the calming would occur north of Elm.

Robin Daugherty, 653 Elm Road

Ms. Daugherty commented that there are many cars that are using Elm as a shortcut and are traveling faster than the required 25 miles per hour. Ms. Daugherty stated that she is concerned that, with the inclusion of the park, the amount of cars using this road will only increase.

Motion

Motion by Ms. Schlossberg, seconded by Mr. Ehrle to continue the meeting until June 7, 2005.

Roll Call Vote:

Mr. Burroughs – yes

Mr. Ehrle - yes

Ms. Schlossberg - yes

Ms. Bush – yes

Mr. Patsey - yes

Mr. Hogan - yes
Mr. McCauley – yes

Motion carried.

Adjournment

Mr. Burroughs moved to adjourn the meeting. Ms. Schlossberg seconded the motion. Voice note recorded all ayes. The motion carried.

Meeting adjourned at 9:38 p.m.

Respectfully submitted,
Paula Emerson
Recording Secretary

Ms. Anna Bush
Plan Commission